| 180.0 | 0010 | 0004.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 587,900 / 587,900 |
| | | | | | USE VALUE: 587,900 / 587,900 |
| | | | | | ASSESSED: 587,900 / 587,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 2 | | WADSWORTH RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DONHAM HENRY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 2 WADSWORTH ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SILVA CONSTANCE E & - |
| Owner 2: | DA SILVA LOURIVAL F - |
| Street 1: | 2 WADSWORTH ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,770 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6770.000 | 195,300 | | 392,600 | 587,900 |
| Total Card | 0.155 | 195,300 | | 392,600 | 587,900 |
| Total Parcel | 0.155 | 195,300 | | 392,600 | 587,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.63 | /Parcel: 453.6

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 122511

**GIS Ref**

**GIS Ref**

**Insp Date** 07/31/18

## PREVIOUS ASSESSMENT

Parcel ID 180.0-0010-0004.0

!14181!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 195,300 | 0 | 6,770. | 392,600 | 587,900 | 587,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 184,900 | 0 | 6,770. | 392,600 | 577,500 | 577,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 184,900 | 0 | 6,770. | 330,900 | 515,800 | 515,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 184,900 | 0 | 6,770. | 302,800 | 487,700 | 487,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 184,900 | 0 | 6,770. | 258,000 | 442,900 | 442,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 173,100 | 0 | 6,770. | 224,300 | 397,400 | 397,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 173,100 | 0 | 6,770. | 207,500 | 380,600 | 380,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 173,100 | 0 | 6,770. | 197,400 | 370,500 | 370,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 04:03:10 |

**LAST REV**

| Date | Time |
|---|---|
| 11/19/20 | 10:57:45 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14181

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SILVA CONSTANCE | 1563-25 | 1 | 9/25/2020 | | 609,000 | No | No | | |
| KARAKOSTAS-SILV | 1418-62 | | 6/27/2012 | Convenience | 1 | No | No | | |
| ASTULFI STEPHEN | 1153-120 | | 4/1/1996 | | 161,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/17/2012 | 149 | Re-Roof | 5,800 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/19/2020 | SQ Mailed | MM | Mary M |
| 7/31/2018 | MEAS&NOTICE | BS | Barbara S |
| 12/5/2008 | Measured | 336 | PATRIOT |
| 1/4/2000 | Mailer Sent | | |
| 12/23/1999 | Measured | 263 | PATRIOT |
| 7/16/1993 | | TH | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 122511 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6770 | | Sq. Ft. | Site | | 0 | 70. | 0.83 | 7 | | | Med. Tr | -10 | | | | | 392,551 | | | | | | 392,600 | |

Total AC/HA: 0.15542 | Total SF/SM: 6770 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,551 | Spl Credit | Total: 392,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98980004 |
| Adj $ / SQ: | 140.304 |
| Other Features: | 62500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 283004 |
| Depreciation: | 87731 |
| Depreciated Total: | 195272 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

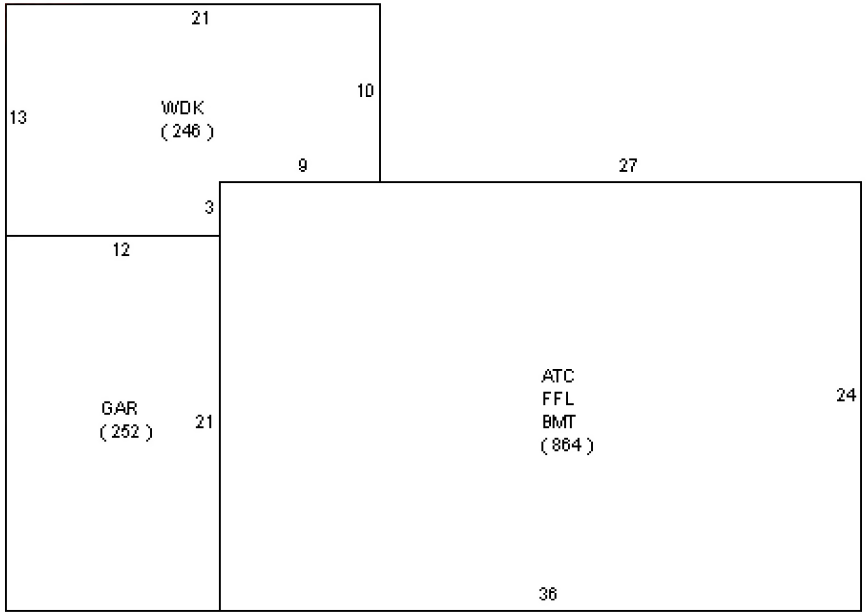
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 140.30 |
| Special Features: | 0 | Val/Su Net: | 77.25 |
| Final Total: | 195300 | Val/Su SzAd | 167.44 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 864 | 55.770 | 48,186 |
| FFL | First Floor | 864 | 140.300 | 121,223 |
| ATC | Attic | 302 | 140.300 | 42,428 |
| GAR | Garage | 252 | 24.670 | 6,216 |
| WDK | Deck | 246 | 9.960 | 2,451 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,528 | | | Total: | 220,504 |
| Size Ad | 1166.3999 | Gross Are | 3090 | FinArea | 1296 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

180.0-0010-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|